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## UNIVERSITY OF NORTH DAKOTA - ELLENDALE BRANCH

The University of North Dakota at Ellendale is for sale . . . dorms, library, cafeteria, gym . . . the entire campus of 20 buildings spread over 40 acres, valued at \$3.3 million. First of all, Ellendale is in the extreme southeast edge of North Dakota, about 35 miles from Aberdeen, South Dakota. It has the reputation of being the warmest spot in North Dakota and has a busy, friendly populace of 1,500. The school was closed July 1, 1971, and is for sale. Frankly, the cost will all depend upon you. . . the use you have for the facilities . . . the immediate and long-range potential positive impact it will have for the community. If you can bring a vitality and sustaining strength to Ellendale, then your price may just well be only \$1.00. Quite a bargain, wouldn't you say?

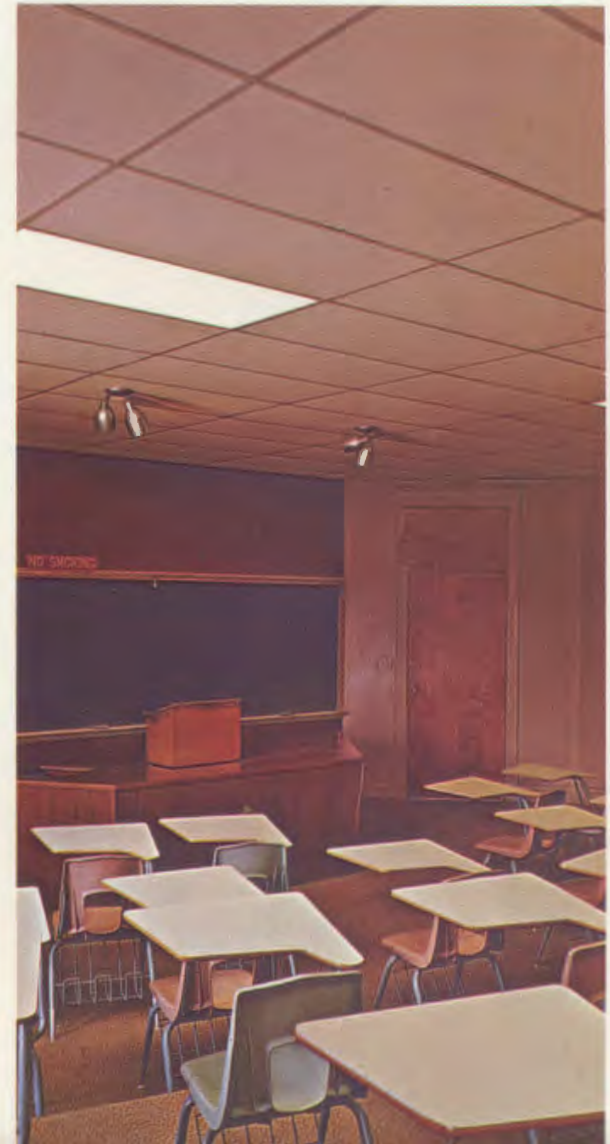


## University of North Dakota — Ellendale Branch — A beautiful school and campus for training and education

The men's dormitory is only two years old, built in 1969.  
The rooms are bright and spacious. Lounge areas feature modern, sophisticated furniture.



A classroom shows  
the potential of the facilities  
as a training school. New equipment  
designed for audio-visual instruction.







The Library . . . a quiet place to study and research.  
But the real story is inside . . . 57,890 books.

The interior room of the girl's dorm shown at the right demonstrates the  
modernity of the facilities and the attention to upkeep and cleanliness.

Lounge area in men's dorm offers pleasant place  
to relax and entertain visitors and family.





# University of North Dakota — Ellendale Branch

Dacotah Hall, used as the women's dormitory. Individual rooms, baths, recreation rooms, lounge areas and a spacious main living room. An enjoyable place to live and study.

The industrial arts building houses the most modern training tools available, lathes, automotive equipment, printing presses, saws, drafting tables.



**An entire campus  
of 20 buildings  
spread over 40 acres**



Interested in vocational or occupational training? Ellendale has the tools and facilities for a complete training center.



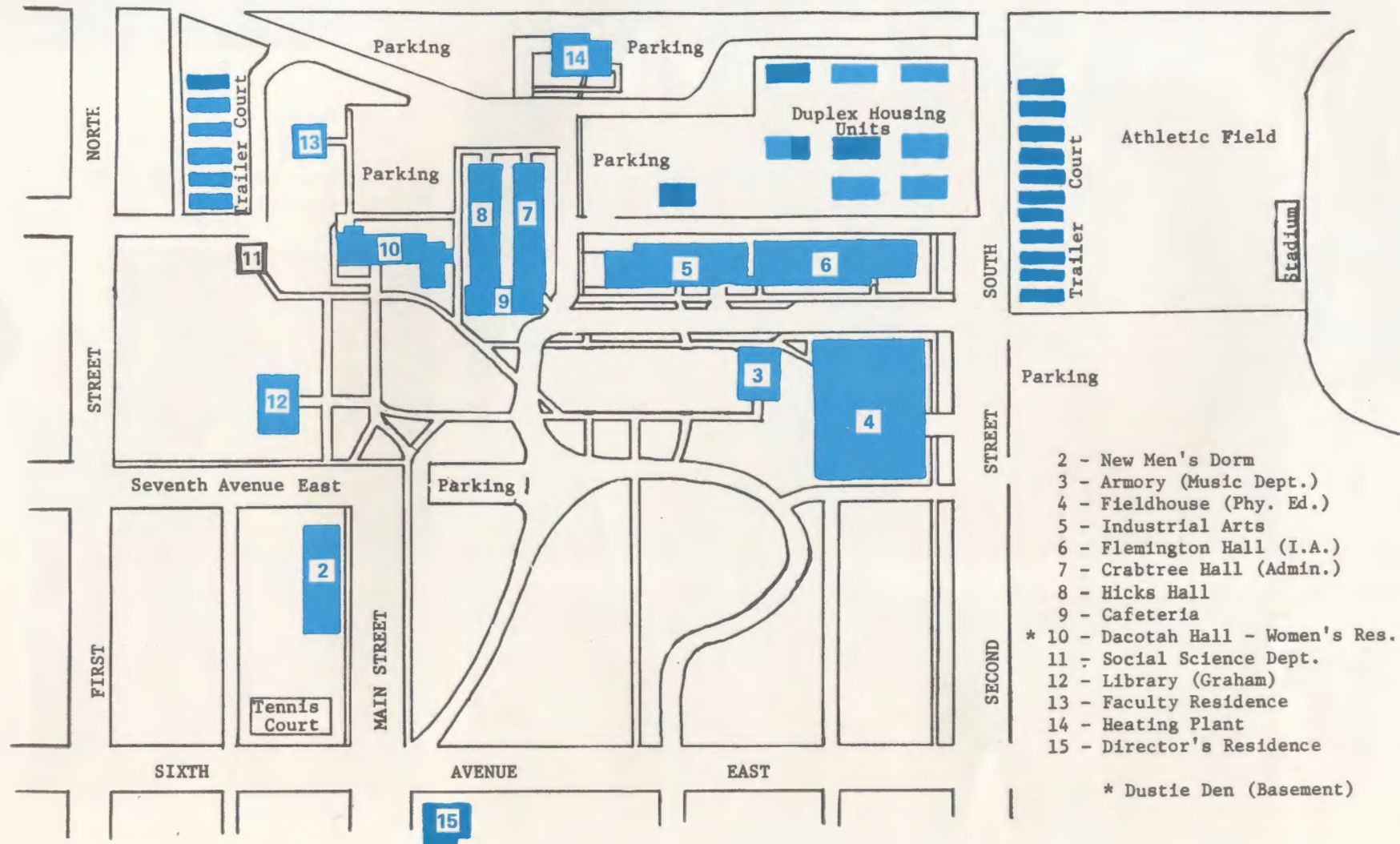
The cafeteria offers facilities for everything from a quiet coke to a full-course dinner. The kitchen is spotless, in beautiful condition.



The fieldhouse and gymnasium contains . . . basketball floor, bleachers, offices, locker rooms, classrooms . . . a complete recreation and physical education center.



# UNIVERSITY OF NORTH DAKOTA – ELLENDALE BRANCH CAMPUS





# SUMMARY OF BUILDING CHARACTERISTICS AT UND — ELLENDALE BRANCH

BUILDING NAME	GROSS SQ. FT	ASSIGN. SQ. FT.	DATE CONSTR.	CONDI- TION	INSURABLE VALUE	REPLACE- MENT COST	BUILDING USE PRIOR TO 1/9/70
Armory	6,934	5,931	1905	Replace	\$ 46,305	\$109,014	Phy. Ed., Recreation
Fieldhouse	23,630	22,140	1958	Good	370,102	429,877	Phy. Ed., Recreation,
Industrial Arts	20,400	15,587	1910	Fair	151,508	295,826	Bus. Ed. Labs, Art, Classrooms
Flemington	9,900	9,169	1961	Good	179,863	205,222	Industrial Arts Labs
Crabtree	6,071	5,415	1956	Excellent	55,391	64,980	Men's Dormitory
Hicks	6,071	5,427	1955	Excellent	55,391	64,980	Men's Dormitory
Cafeteria	3,240	2,975	1966	Excellent	68,345	73,411	Cafeteria
Dacotah Hall	18,441	16,228	1907	Fair	194,772	374,850	Girls' Dormitory
Student Union	2,640	2,033	1917	Good	18,488	35,321	Student Union
Library (Graham)	8,260	6,093	1930	Good	105,125	158,820	Library, Study
Faculty Residence	1,300	1,209	1951	Good	11,413	14,567	Faculty Residence
Heating Plant	3,242	2,974	1962	Excellent	172,741	193,919	Heating Plant
Dean's Residence	4,887	3,446	1925	Good	28,736	51,158	Residence
Men's Honor House	1,956	1,463	1930	Fair	24,617	47,721	Faculty Residence
Duplex Housing	12,180	10,718	1945	Poor	69,524	134,107	Married Student Housing
Maintenance Shop	1,051	952	1930	Fair	3,664	8,753	Maintenance Shop
Garage	1,170	1,102	1956	Good			Garage
New Men's Dormitory	20,894	18,387	1969	Excellent	306,431	322,549	Men's Dormitory
Trailers (9 units)					21,777		Student Housing
Grandstand, Press Box					4,000		

TOTAL PERSONAL PROPERTY VALUED AT \$677,966.00

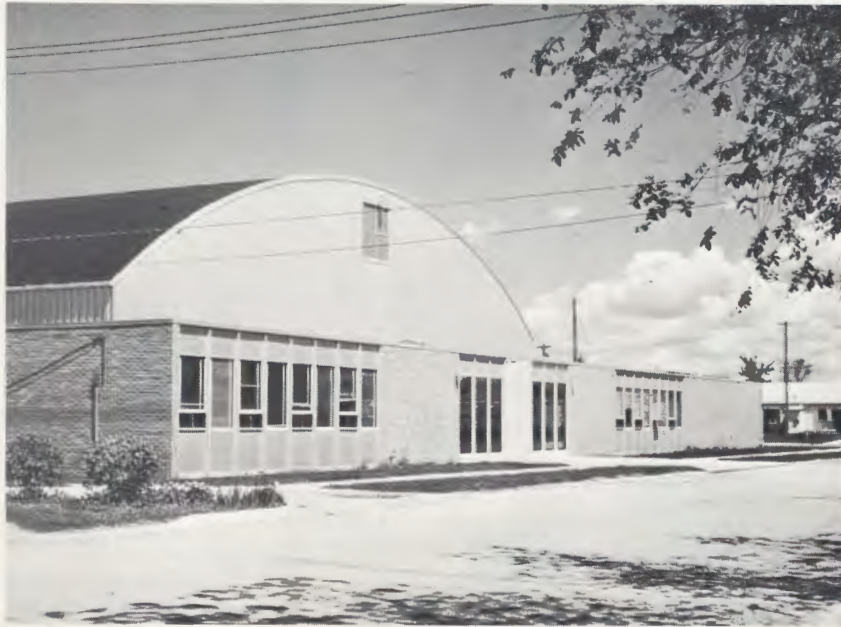
\*Present Date replacement value of buildings \$2.6 million

\*Present Date insurable value of the buildings \$1.9 million

\*This is a rounded figure and will not necessarily total with the above column.



## Replacement Cost of Main Campus Buildings



Fieldhouse - Physical Education, Recreation - Replacement Cost \$429,877



Industrial Arts - Bus. Ed. Labs, Art, Classrooms - Replacement Cost \$295,826



Flemington - Industrial Art Labs - Replacement Cost \$205,222



Crabtree - Men's Dormitory - Replacement Cost \$64,980



# Replacement Cost of Main Campus Buildings



Hicks - Men's Dormitory - Replacement Cost \$64,980



Cafeteria - Replacement Cost \$73,411



Dacotah Hall - Girl's Dormitory - Replacement Cost \$374,850



Student Union - Replacement Cost \$35,321



## Replacement Cost of Main Campus Buildings



Library (Graham) - Library, Study - Replacement Cost \$158,820



Heating Plant - Replacement Cost \$193,919



Dean's Residence - Replacement Cost \$51,158



New Men's Dormitory - Replacement Cost \$322,549



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## You will enjoy life in Ellendale



Water skiing on a pleasant lake five minutes from the city.  
Or a picnic with your family on your patio . . .  
there's plenty of elbow room to be yourself in Ellendale.

Tennis anyone? Children really enjoy the parks,  
pool and recreation facilities . . . it surely beats standing  
on the corner viewing life as a spectator  
and wondering what to do next.





Ellendale has the reputation  
as the warmest spot in North Dakota.  
Warm both in temperature  
and in the friendly, outgoing spirit of its  
hearty citizens. It is an old-fashioned community  
if you're talking about the old-fashioned virtues  
of honesty, fair play and "be kind to your neighbor".  
There's plenty of clear, blue sky  
and pollution is just a word in the newspapers.



## Ellendale is a good place to live and raise a family



Residential areas are clean. Homes and yards are carefully maintained,  
there's a pride that's missing in too many larger cities today . . .



Too many folks have the mistaken notion  
that small town people are somewhat "out of it" . . .  
that they're not in the "in" group.  
Ellendale people know how to have fun.  
Just a quick look around will show you  
well kept-up parks and playgrounds,  
a challenging golf course and a  
beautiful pool to cool off on a warm summer day.  
Or maybe a horseback ride to visit a friend.



There are nine churches in Ellendale . . .  
That's another "old-fashioned" virtue.  
A strong, vibrant religious ideal is a major factor  
in the healthy climate of the community.





Have you ever seen a rodeo? Well, in Ellendale you may even be in one. The flavor and romance of the west is part of the pioneer heritage of the community.



Hunting for geese, ducks or pheasants? Then, you certainly have come to the right place. The many lakes around Ellendale offer outstanding goose and duck hunting . . . right on the flyway from Canada. Pheasants are gradually coming back . . . the prospects for snaring the colorful roosters are improving every year.

A home by the lake . . . so close you can stop by for lunch and take a swim. In the winter, there's ice fishing . . . year 'round enjoyment.





A modern medical clinic, three physicians, dentist, optometrist and chiropractor help keep our community "fit" and healthy.



## Ellendale. . . Medical Center for Southeastern North Dakota

A 22-bed community hospital provides complete health care 24 hours a day, all year around.



The Ellendale Nursing Center is a nursing home for extended care patients. Built in 1961, it has an 82 patient capacity.





# Ellendale

## Schools. . .

A sound, strong  
educational environment

- Fully Accredited
- Highly Qualified Teachers

The Ellendale High School is accredited by the North Central Association. The curriculum is basically college preparatory. There are vocational courses in industrial arts, home economics, and business education. The 1970 enrollment was 184 students. Located to the left of the school is a gymnasium.



The elementary school in Ellendale is a modern brick building housing grades one through eight. The 1970 enrollment was 333 youngsters. The school district maintains a hot lunch program.





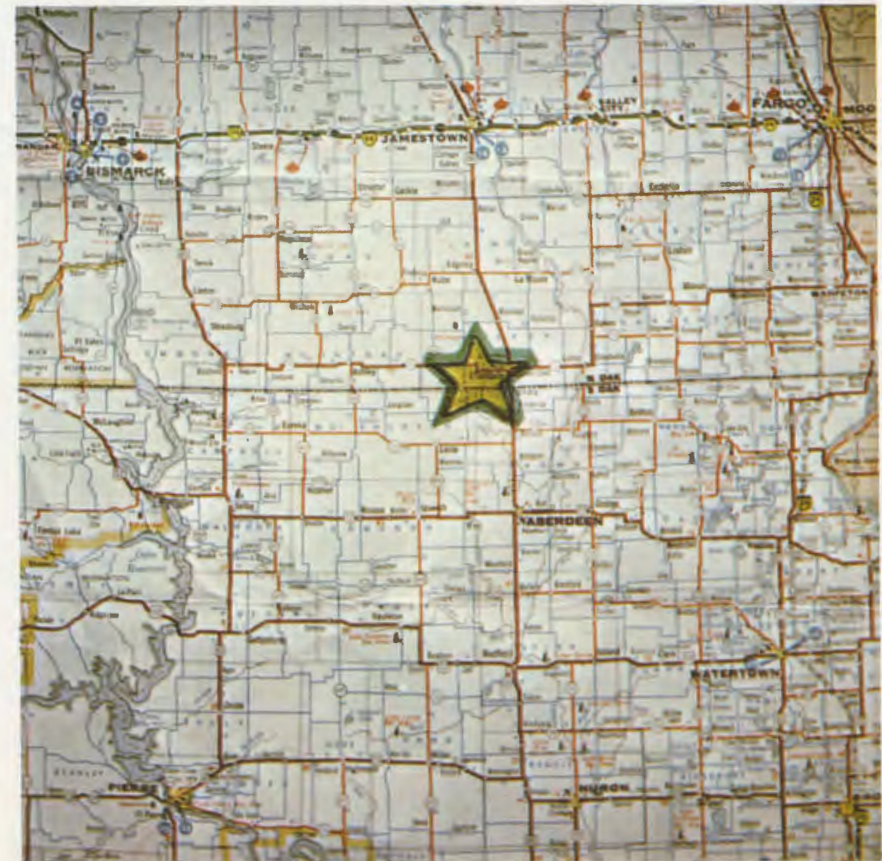
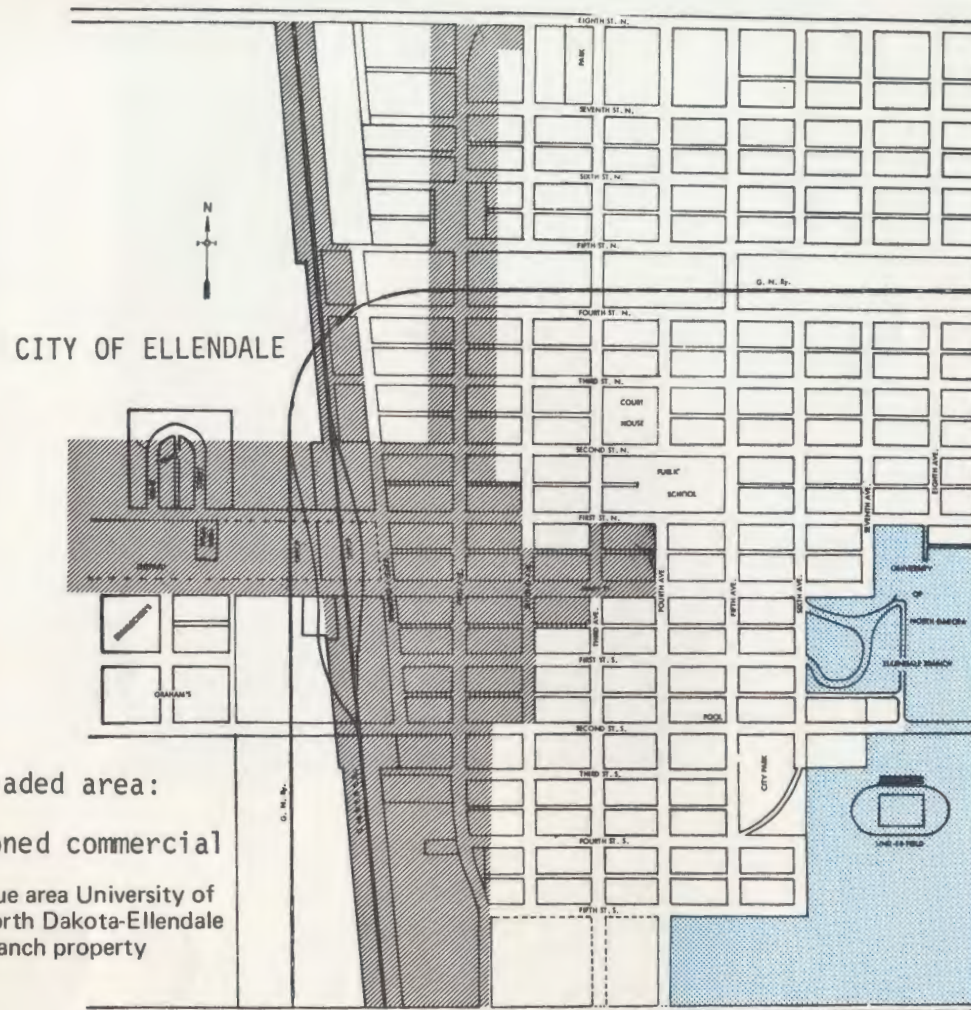
# Ellendale's Most Important Asset. . .

Against a mural of modern apartments, a stately court house, handsome residential areas, and a progressive rural influence, the people of Ellendale stand tall. Uncompromising in their zest to see their community not simply survive, but prosper and grow, they give the community a spirit that has its roots in hard work and its branches in fulfilled dreams.





# ELLENDALE . . . Crossroads of North America



## DISTANCE FROM ELLENDALE:

65 miles to Jamestown, North Dakota  
41 miles to Aberdeen, South Dakota  
159 miles to Fargo, North Dakota  
220 miles to Minneapolis, Minnesota

333 miles to Sioux City, Iowa  
304 miles to North Dakota Badlands  
372 miles to Black Hills  
508 miles to Billings, Montana



# Ellendale Community Data

## HISTORY - - GEOGRAPHY - - CLIMATE

Ellendale is a girl. And a very lively gal for one nearly 90 years old.

Like many prairie towns, its early history is closely connected with the railroad, which determined both its name and its location.

Ellendale was named after Mary Ellen Merrill, wife of S. S. Merrill, who was general manager of the Milwaukee Road when the town was founded in 1881, seven years before North Dakota became a state.

From its birth, Ellendale has been an agricultural center. Its location on the crossroads of North America between the fertile glacial drift plains and the Missouri coteau area which gradually rises to the west has given equal prominence to both grain farming and livestock production.

The diversified surface and rich soil have made the Ellendale area abound in a variety of wild life - - foxes, rabbits, deer, badgers, racoon, geese, ducks and pheasants.

## WEATHER DATA

	Daily Max.	Temperatures		Precipitation
		Daily Min.	Average	Av. Monthly
Jan.	20.0	0.3	10.2	0.46
Feb.	24.5	4.4	14.5	0.58
Mar.	37.9	17.6	27.8	0.79
Apr.	54.8		42.9	1.88
May	67.9	42.6	55.3	2.62
June	76.5	52.8	64.7	3.85
July	83.8	57.9	70.9	2.89
Aug.	82.7	55.9	69.3	2.55
Sept.	72.3	45.7	59.0	1.70
Oct.	60.2	34.3	47.3	1.16
Nov.	39.3	19.3	29.3	0.71
Dec.	25.8	6.8	16.3	0.46
Annual	53.8	30.7	42.3	19.65

## TRANSPORTATION

1. **Highways** - Ellendale is right on the north-south federal highway No. 281 and east-west state highway No. 11.
2. **Air** - Ellendale has a city-owned airport at the north city limits with a 2700 foot lighted bituminous landing strip. Scheduled air service is available at Aberdeen, South Dakota, served by North Central Airlines and at Jamestown and Fargo, North Dakota, served by Northwest Orient Airlines.
3. **Bus** - There are two bus lines servicing Ellendale. Bus transportation is provided by the Northern Transit Company with one bus each way from Fargo to Ellendale daily. The Jackrabbit Lines run from Jamestown to Aberdeen via Ellendale daily. These two lines connect to main lines in all directions.
4. **Rail** - Two major railroads offer branch line freight service to the Ellendale community. The C M St P & P (Milwaukee) offers service south to Aberdeen, South Dakota, three times weekly where connections are made to main line service to all points east. The Great Northern operates two lines weekly to Rutland where main line connections are made to all points east and west.

## RESOURCES IN COUNTY (compiled 1/1/71)

Minerals produced (in order of value) - sand and gravel

Cropland Harvested - 360,282 Acres

Major Crops: Rye, Flaxseed, hay, oats, barley, wheat, corn

### Livestock

Cattle	57,000
Sheep	12,600
Milk Cows	2,500
Hogs	14,500 head
Chickens	41,000 head
Forest	800 acres

## BUSINESS IN CITY

Ellendale has a consistent and growing payroll, resulting not only from a retail volume which requires the services of a substantial number of sales people, but also from staffs of a community hospital, public school, a nine-county rural telephone cooperative, a major plant of the Montana-Dakota Utilities Company, and the Dickey County Court House.

A hotel, motel, three restaurants, a coffee bar, a modern drive-in and three trailer courts provide accommodations for the traveling public.

## MANUFACTURING IN CITY

No. of Establishments - 6      No. Employed - 15  
Products: newspapers, concrete ready-mix, bakery goods, meats.

## FINANCIAL INSTITUTIONS

### Banks

Number of banks - 1	Deposits - \$6,634,766
Capital - \$50,000	Surplus - \$100,000



# Ellendale Community Data

## BUILDING AND ZONING REGULATIONS

A zoning ordinance covering the territory within the Ellendale city limits has been adopted. The ordinance establishes the boundaries and designations of various zones and provides regulations for construction, buildings and uses in the various zones. The ordinance also requires a surety bond from house movers when bringing a house into town. Such buildings must be situated so as to conform to existing buildings in the new location.

## TAX STRUCTURE, Local 1970

Tax Rate (Mills) on real property, there is no personal property tax.

City	\$ 51.68
School District	69.47
County & State	55.58
Park	7.21
Total mill levy	183.94
Bonded Indebtedness	\$906,000 - July 1, 1970
(excluding water system improvement bonds issued in 1971.)	

### Tax Example

Assuming that a new 20,000 square foot building has been erected for industrial purposes which cost \$100,000 to build and is placed on five acres which cost \$5,000, the real estate taxes would be computed as follows:

\$100,000.00	=	Cost of Building
+5,000.00	=	Cost of Land
105,000.00	=	Cost — Market Value
28%	=	Assessment Ratio
29,400.00	=	Assessed Value
x50%	=	Tax Factor
14,700.00	=	Taxable Value
183.94	=	Mill Levy - 1970
\$ 2,703.92	=	Tax Based on 1969 Figures

Less 5% discount for paying tax in full before the following February 1. - \$135.20 = \$2,568.72

## TAX EXEMPTIONS and TAX CREDITS

New business and industry in North Dakota may negotiate with the City of Ellendale or the County of Dickey for up to five years partial exemption from local real property taxes and state income taxes. If the previously noted tax exemption is not claimed, a new business or industry may claim a state income tax credit equivalent to 1% of the firm's expenditure for wages and salaries for the first three years and ½% the 4th and 5th years of its operation.

## MISCELLANEOUS

### Housing Facilities

Percentage of home ownership	- 80%
Average Monthly Rental:	2 bedroom \$80 - \$100
	3 bedroom \$100 - \$135
Average Purchase Price:	2 bedroom \$14,000
	3 bedroom \$16,000

Housing Developments Planned or Under Construction- 8-plex, 4-plex and 12-plex.

No. of Hotels - 1	Total Rooms - 36
No. of Motels - 1	Total rooms - 18

### Churches

Protestant - 8	Catholic - 1
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### Recreation Facilities

Best recreation attractions - golf course, city park, pool  
Area devoted to parks - 7.0

### Newspapers

Weekly - Circulation 2,000

### Radio Station - KEYD

### Television Stations

Three major television networks and four channels are received in Ellendale although no station is located in the community. The following stations provide viewers with a wide range of programming:

KXJB	- Channel 4:	Valley City, North Dakota (CBS)
WDAY	- Channel 6:	Fargo, North Dakota (NBC)
KDLO	- Channel 3:	Garden City, South Dakota (ABC and CBS)
KXAB	- Channel 9:	Aberdeen, South Dakota (ABC and NBC)

## CIVIC GROUPS

The Ellendale Civic Association represents the city's business and professional people. Other groups include the Lions Club, Masonic Lodge and Eastern Star, American Legion and Auxiliary, Veterans of Foreign Wars and Auxiliary, and numerous other civic, fraternal and social organizations.

## MORE WATER FOR ELLENDALE AREA

The largest multiple-purpose undertaking in the Missouri River Basin project will divert water to irrigate over a million acres in North and South Dakota. The first phase of the program will irrigate land near the Ellendale farm area, meaning a more stabilized and diversified agriculture. Present construction schedules call for water to irrigate North Dakota crops by 1975.



## MUNICIPAL AND INDUSTRIAL BONDING

The city and/or county is authorized to issue either general obligation and/or revenue bonds, the proceeds from which may be used to finance industrial projects. The lessors are granted the tax exemptions noted in this presentation. Mortgage guarantee: The Bank of North Dakota will insure mortgage payments required by a mortgage on any industrial project within its lending capacity.

## UTILITIES

Electric Power: Montana-Dakota Utilities Co.

Maximum Demand	25% Load Factor Monthly Usage KWH	Average Cost Per KWH	75% Load Factor Monthly Usage KWH	Average Cost Per KWH
150 KW	27,900	0.28	83,700	.020
300 KW			167,400	.0096

## STREETS

The entire city of Ellendale has hard-bituminous surfaced streets. The city maintains a policy of hard surfacing all new streets as they are built. Of all the city streets, 80% are curbed and 50% have sidewalks. Streets are maintained summer and winter with sweeping, sprinkling and snow plowing equipment which is owned and operated by the city. The city has a complete lighting system of mercury vapor fixtures.

## MUNICIPAL SERVICES

Type of municipal government - **Mayor-Council**

Fire Department:

Number of personnel - **30 volunteers**

Type of fire service provided industrial areas beyond corporate limits: **Rural Fire Department**

Fire insurance classification:

In City - 8      Adjacent - 10

Police Department:

Total Personnel - 2

Type of patrol service provided industrial areas beyond corporate limits: **spot check by sheriff**

Sanitation:

Method of garbage disposal: **sanitary landfill**

Water:

Name of utility: **City of Ellendale**

Source: **wells**

Sewer:

Treatment Plant:

Type - **lagoon**

Capacity - **2-14 acres ponds**

Present load - **50%**





FOR MORE INFORMATION

Write to:

Mr. Martin Volk

Business Office

University of North Dakota - Ellendale Branch

Ellendale, North Dakota 58436